



First Informational Meeting Held on Maui

On May 27, 2004, the Department of Hawaiian Home Lands held its first Informational Meeting for beneficiaries on the Maui wait list. Nearly 500 people, including 209 beneficiaries, attended this two-hour meeting at the King Kekaulike High School Cafeteria in Pukalani, Maui.

More than eight months of planning went into the making of this meeting. It proved to be a huge success with many positive comments from the participants. Participation was by invitation only with invitations being sent to everyone on the Maui wait lists.

The purpose of the meeting was to let the beneficiaries on the Maui wait lists know of the plans for the next five years. Information on when, where, and how many awards would be available in the near future was shared with the participants. Darrell Yagodich, Program Planning Manager, was encouraged with the positive response: "At a family lū'au that week-end on Maui, people told me they were very excited about the upcoming homestead awards and about being informed early enough to prepare themselves for it."

The speakers from the department were Hawaiian Homes Commission Chairman Micah Kane, Deputy to the Chairman Ben Henderson, Executive Assistant Kaulana Park, planners Daniel Ornellas and Darrell Yagodich and development specialist Robert Hall.

A financial survey, to begin work to get people qualified for a loan, was conducted during the course of the meeting. Of the 209 beneficiaries attending, 126 surveys were received that night.



Executive Assistant Kaulana Park announces the night's agenda

This is the list of projects covered at the meeting:

- Kēōkea farm lots (68 units)
- Kula Res. Lots Unit 1 (308 units)
- Waiehu Kou III (115 Units)
- Waiohuli (320 Units)
- Kula Res. Lots Unit 2 (96 lots)
- Leiali'i 1A (104 units)
- Waiehu Kou 4 (95 lots)

A special thanks goes to the Maui District Office for its help in putting the meeting together. A big mahalo to Vanessa Medeiros and Jane Gordon!

The department will be conducting eight additional meetings for other islands during the next several months. Update your mailing address with the department so you don't miss the invitation to your island's informational meeting .



King Kekaulike High School Cafeteria in Pukalani Maui fills as the presentation time draws near.

New Officers for Hui Kāko'o 'Āina Ho'opulapula

Hui Kāko'o 'Āina Ho'opulapula, an applicant organization, announced recently that it held an election for some of the seats on the board of directors. The roster of officers and the new board of directors is as follows:

Blossom Feiteira, president; Dutchie Saffery, vice-president; Dickie Nelson, secretary; and Peter Kama, treasurer. Directors are: Moses K. Crabbe, Hawai'i; John Keolanui, Hawai'i; Kehau Filimoeatu, Maui; Paige Barber, O'ahu; Lynette Haulani Fernandez, Kaua'i; KipuKai Kuali'i, Kaua'i; Winifred Basques, Lāna'i; and Goron Lee, out-of-state. Kaipo Kincaid is the executive director of the organization.

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All DHHL Lessees Eligible for FHA Insured Loans

Hawaiian Home Lands' beneficiaries received good news last month when the Department of Housing and Urban Development (HUD) released new rules that enable lessees who are at least 25 percent Hawaiian blood to be eligible for Federal Housing Administration (FHA) insured mortgages.

"This is a significant rule change because it will help put, and keep, more Hawaiians on the land," said Micah Kane, Chairman of the Hawaiian Homes Commission. "We are accelerating the award process and this change now makes it possible for many families to get a loan. This is an opportunity many people have been waiting for."

The original lessee of a Hawaiian homestead lease must be at least 50 percent Hawaiian blood and upon the death of that lessee, the lease can be succeeded to by a spouse, child, or grandchild, who is at least 25 percent Hawaiian blood, and other members of the deceased lessee's family who are at least 50 percent Hawaiian blood. All successors, including those of 25 percent Hawaiian blood, are now eligible for FHA insured mortgages.

In 1999, the law was amended to allow a homestead lessee to transfer their lease while still living to a spouse, child, or grandchild, who is at least 25 percent Hawaiian blood, or any individual who is at least 50 percent Hawaiian blood. However, the 25 percent Hawaiian transferee was not eligible for a FHA insured mortgage.

With the new rules, which take effect on July 15, 2004, all lessees are now eligible to obtain an FHA insured mortgage, including all 25 percent Hawaiian lessees, provided the Department of Hawaiian Home Lands certifies that the individual applying for the loan is a lessee in good standing and the lessee has the financial ability to repay the loan.

"This is significant because you had to wait until someone passed away before you could qualify for these loans," said Kane. "Now families have the option to transfer earlier and build their homes now."

Kane also said the rule change fits in with the department's strategic plan. "We want to accelerate the awarding of leases and this will allow more people to qualify for loans," said Kane. "It will also help with our delinquency rate. The state auditor identified that area as needing improvement and we agree. Because more people will be able to qualify for a loan, they will be better able to help their families maintain their mortgages."

Contents

| | |
|--|---|
| Chairman's Message: | |
| Education is the Key | 2 |
| Department of Hawaiian Home Lands Purchases Three Acres in Wai'anae for \$1 From Consuelo Foundation | 2 |
| Summer Keli'ipio: | |
| A Well-Grounded Fellow | 3 |
| DHHL's Forestry Program | 3 |
| DHHL Wins State Environment Award . . . | 3 |
| Hydroponics | 3 |
| DHHL Hits 92% Occupancy and Turns Around Under-Performing Kupuna Housing | 4 |
| Waiehu Kou 3 Subdivision: Receives \$400,000 Affordable Housing Grant | 4 |

Chairman's Message: Education is the Key



Aloha!

On May 27, 2004, we held our first Informational Meeting on Maui for our beneficiaries on the Maui island residential wait list. I am very happy to report this was a very successful meeting that gave our future lessees an opportunity to hear where and when we will be developing and offering residential homestead leases on the island of Maui. I want to thank our beneficiaries for their warm reception and volunteers for their great support at this meeting.

We are scheduling at least seven more Informational Meetings throughout the state and will be contacting our waiting list beneficiaries as to the time and place of these meetings.

While our Informational Meetings are important, I want to take this opportunity to talk about a broader vision I have for native Hawaiian communities. This vision is centered on education because a good education is vital for all of us now and for future generations.

At the department we work hard every day to put more people on the land. We also work just as hard to keep our people on the land. Our effort in both of these areas is related many times to economics.

My vision for our communities is about opportunities that come from a strong community-based education system. From pre-school

through college, from adult education to retraining and learning new skills, our educational needs must be of the highest priority to us because it is the key to improving the quality of life for our people.

In our student section of this newsletter is a story of someone who is seeking her Masters Degree. Her name is Summer Keli'ipio, and she will be living in New Jersey while working towards this degree, but she also has hopes of someday moving back to Keaukaha.

The education that Summer is receiving will provide opportunities, which means having more choices. It will result in more freedom, it will result in empowerment, and it brings about a higher level of responsibility to pass her achievements to future generations in Keaukaha. In my humble opinion, it is one of the significant components by which we will fulfill Prince Kuhio's dream.

While the two environments of Keaukaha and New Jersey are very different, she can live in both. Whether she chooses snowshoes or rubber slippers, the path she follows is her choice. That is our vision - - - providing opportunities.

There is an 'olelo no'eau which states, "Ma ka hana ka 'ike," or "In working one learns." It is through Summer's endeavors and dedication to learning that will allow her to expand her future opportunities. This 'olelo no'eau be applied to us as well, as it is through our endeavors and dedication to the mission of Hawaiian Home Lands that will allow us to expand the future opportunities for the Hawaiian people.

It is my hope that our communities are filled with educational opportunities so we can raise a generation with unlimited choices, to choose the destination we want, and not a destination that is imposed upon us. Summer is just one story that needs to be recreated a thousand fold. Congratulations Summer!

Department of Hawaiian Home Lands Purchases Three Acres in Wai'anae for \$1 From Consuelo Foundation

The Department of Hawaiian Home Lands (DHHL) announced in late May an agreement to purchase 3.3 acres of developable land in Wai'anae for \$1 from the Consuelo Zobel Alger Foundation (Consuelo Foundation) for the purposes of building 20 affordable homes for native Hawaiians.

Hawaiian Homes Commission Chairman Micah Kane said the commission is accepting the generous offer from the non-profit foundation to put more native Hawaiians on the land.

"Obtaining this land is an unexpected opportunity for us to help our beneficiaries," said Kane. "This is good for native Hawaiians, good for the community, and good for the state."

In making the announcement with DHHL and the Consuelo Foundation, Governor Linda Lingle spoke on the benefits that go beyond home ownership.

"The Consuelo Foundation seeks to assist those in need, and, like the Department of Hawaiian Home Lands, they understand the importance of establishing a solid base from which people can build good lives," said Governor Lingle. "This is more than just building homes. It is about building strong and healthy communities; about a foundation upon which future generations can use as their base."

Jeff Watanabe, Chair of the Board of Directors at Consuelo Foundation, said the decision to sell the land at a nominal price was based on who could best utilize the property.

"We are confident that Hawaiian Home Lands is in the best position to help fulfill our mission, which is to operate or support programs in Hawai'i and the Philippines that improve the quality of life of disadvantaged children, women and families," said Watanabe. "The Department of Hawaiian Home Lands has an aggressive plan to put more people on the land, including people at or below the average median income. We wanted to be a part of that plan."

The property is located on Plantation Road in Wai'anae, across the street from the affordable residential community known as Ke Aka Ho'onā. The 3.3 acre site is relatively level and is estimated to yield 20 single-family residential lots of 5,000 square feet. The homes will be targeted for the low to very low-income groups.

In 1987, Consuelo Zobel Alger learned that Patti Lyons was establishing a shelter for street children in the Philippines and helped fund the project. Later, she asked Lyons to become President & CEO of Consuelo Foundation. Consuelo Zobel Alger was one of the heirs to the premier Filipino company, Ayala Corporation. She was inspired by St. Therese and wrote "St. Therese did what I want to do in life...to let fall from Heaven, a Shower of Roses. My mission will

begin after my death. I will spend my Heaven doing good on earth." Consuelo committed the tremendous resources she inherited from her family toward the accomplishment of this mission of mercy. She died in 1990.



**Council for
Native Hawaiian Advancement
offers Grant Workshops for
The DHHL NAHASDA
Community Grant Program
Minimum Funding: \$10,000
Maximum Funding: No Limit**

**Projects Must be Located on
Hawaiian Home Lands, Serving
80% or Less Area Median Income
Families**

Projects can be:

- Housing related services for affordable housing
- Crime prevention and safety
- Down payment assistance, closing cost assistance
- Activities that Support Affordable Housing Purchase & Renovations
- Technical Assistance to Self-Help Housing, Kupuna Rentals
- Loan Fund activities

**Grant submission deadline is
August 31, 2004**

**For more information
and to register, visit:
www.hawaiiancouncil.org
Or call:
1-800-709-2642**

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Designed by Keaukaha-born, internationally-acclaimed native Hawaiian sculptor
Sean Kekamakupa'a Lee Loy Browne.

Summer Keli'ipio: A Well-Grounded Fellow



Keli'ipio continues her quest to become a stronger advocate on issues facing the native Hawaiian community.

The master's degree in public policy that she

With a full tuition fellowship to attend the Woodrow Wilson School of Public Policy and International Affairs at Princeton University in New Jersey, Summer

will earn at Princeton will assist her when she decides to jump into the political arena. She believes "to become the best I can be in public policy, I am going to have to actually do public policy."

Keli'ipio is a four-time recipient of a Hawaiian Homes Commission scholarship while attending Pitzer College at Claremont, California and earning her bachelor's degree in political science and economics.

She said that she will be declining this year's funding since Princeton will be taking care of her tuition and expenses. "I think it's better to

give it to someone who really needs it," she said.

Although she lives in Kāne'ohe and went to 'Iolani High School, Keli'ipio spent her summers at her grandmother's in Keaukaha. "It's very grounding to remember where my family comes from," she said.

"It's a different lifestyle and something that I really appreciated growing up. Having seen the difference between the simple easy way of living in Keaukaha and the hustle and bustle, modern and materialistic life in Honolulu, it's always refreshing to go back to Keaukaha.

DHHL's Forestry Program

The quality of our lives – cultural, spiritual, and economic – is partially dependent on the environment. Through active management, DHHL intends to restore its koa (Acacia koa) forests and ecosystems, create jobs in our community, provide Hawaii's wood products market with a source of high quality hardwood, and endow the DHHL trust fund with a long-term revenue stream to support our mission to "manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians."

Projects include:

- The gorse project consists of establishing a 250-foot wide perimeter of sugi (*Cryptomeria japonica*) trees to contain the further spread of gorse (*Ulex europaeus*). Gorse is a noxious weed that has taken over about 8,000 acres of pastureland in Humu'ula, Hawai'i. It is anticipated that sugi will shade the gorse sufficiently to keep it from regenerating. The long-term goal is to eradicate gorse from the Big Island. Sugi was selected because of the dense shade it creates, it is already established at Humu'ula, and it has additional value as a hardwood used in the production of furniture. In Japan, sugi is one of the premier woods used in temple construction. Gorse control currently consists of spraying herbicide and burning and has had limited success in the past. About 50-200 acres of trees per year will be planted over the next few years. Last month, DHHL planted 190 acres of koa next to the Hakalau National Wildlife Refuge as part of our gorse control efforts. This project was partially funded with a USDA Fish & Wildlife Service Partnership grant, obtained by DHHL's Land Management Division.
- Koa will be salvaged on about 700 acres over the next decade to assist in the restoration of DHHL's koa forests. About 50 percent of the koa trees will be left behind to provide bird habitat and koa seed onsite. Koa is harvested according to poor health rather than size. In the past year DHHL's current salvage sale on 130 acres has provided five full time jobs and enough koa wood to support approximately 30 woodworkers.
- Reforestation on salvage sales is achieved by disturbing the soil. This allows koa seeds in the soil to sprout and is a very efficient way to start a healthy, young forest. Koa seedlings may be hand planted in larger openings where there is no seed source.
- A 525-acre mauka to makai bird corridor in Kanakaleonui is being created, again with financial assistance from the USDA Fish & Wildlife Service. This flyway will assist native birds by connecting lower elevation koa and ohia (*Metrosideros polymorpha*) forests with the upper elevation mamane (*Sophora chrysophylla*) forests. It will be the only flyway of its kind on the east slope of Mauna Kea.

Jobs created or supported as a result of DHHL's forestry program include heavy equipment operators, nursery workers, tree planters, truck drivers, loggers, millers, bowl turners, and furniture and cabinet makers.

DHHL Wins State Environmental Award



Acting Land Management Division Administrator Linda Chinn (right) accepts the State Environmental Award on Behalf of the Department of Hawaiian Home Lands (DHHL).

DHHL was awarded the 2003 State Environment Award by the State Environmental Council along with three other organizations for achieving excellent progress in meeting their environmental goals.

The Environmental Council is a 15-member citizen board appointed by the Governor and is responsible for monitoring agency progress in meeting environmental goals, making the environmental impact statement rules, reviewing agency lists of actions exempt from the environmental review process, and preparing an annual report with recommendations for improvement to the Governor and Legislature.

DHHL received this award because of their impact on improving trust lands by eradicating invasive plants, protecting endangered species, and re-establishing the forest in degraded pastures.

Hydroponics

In 2002, a project was launched on the island of Hawai'i to educate ten farmers on Hawaiian Home Lands on how to produce vegetables using hydroponics. The Rural Development Project Hawai'i Community College Office of Continuing Education and Training funded the project, Farmer Training: Hydroponic Vegetable Program. It was written and initiated by Andrew Kawabata of the University of Hawai'i's Cooperative Extension Service. This project provided both hands-on and classroom training to the farmers to cover all aspects of successful farming to enable them to sustain consistent crop production. The participants were from the Maku'u and Keaukaha-Pana'ewa Farmer's Associations. They attended classes and participated in the field by helping to put up their rain shelters and also those of the other participants. They were required to produce a crop of lettuce and tomatoes before the project was completed.

At the core of this training program was the utilization of a non-circulating hydroponics system developed by Dr. Bernard Kratky, UH CTAHR Horticulturist. Combined with a UH CES rain shelter struc-

ture, the complete system was low cost, simple to operate and maintain, required no electrical connections, and the water could be sourced from either catchments or County water. The hydroponics nutrient solution was a "cookbook" recipe of four locally available fertilizers. It is an ideal system for the start-up farmer to familiarize themselves with production and marketing of farm produce.

Each participant had a rain shelter constructed of EMT conduit tubing and covered with clear plastic. The hydroponics tanks were wooden benches that were lined with plastic and filled with the nutrient solutions. Foam boards held the peat-filled pots whose lower portions were immersed in the solutions. The nutrient solution consisted of calcium nitrate, potassium nitrate, magnesium sulfate and a hydroponics fertilizer 4-18-38. Two lettuce seeds were planted in each pot. As the seeds germinated, the seedlings were thinned to one seedling per pot. In five-to-six weeks, depending on the temperature, the lettuce would be ready for harvest. With six tables, one table would be harvested each week, the nutrient

(Continued on page 4)

DHHL Hits 92% Occupancy and Turns Around Under-Performing Kupuna Housing

The Department of Hawaiian Home Lands announced in mid-May that it has turned around its under-performing kupuna housing project in Waimānalo, Kūlanakauhale Maluhia O Nā Kūpuna, and has exceeded 90 percent occupancy, triggering a \$6 million dollar tax credit.

From January 2003 to May 2004, the department focused its effort to raise occupancy from 32 percent to over 90 percent and retrieve \$6 million in credits from the Low Income Housing Tax Credit, State Rental Housing Trust Fund and a private lender.

Hawaiian Homes Commission Chairman Micah Kane acknowledged DHHL staff for turning this under-performing project around. "We are projecting 100 percent occupancy by the end of this month and that is primarily due to the efforts of our staff," he said. "They did an outstanding job of working with our partners in making this project successful and a home for our kupuna."

He noted that construction was completed in November 2001 and the first resident moved in April 2002. Occupancy stood at 32 percent in mid-January 2003.

After meeting with management partner, Pacific Housing Assistance Corp., agreement was reached to use a flexible credit criteria which enabled some applicants to qualify by using Section 8 vouchers. The residents gained a sense of ownership by forming their own hui, securing a security gate to deter auto thefts, and changing the resident manager.

DHHL offered incentives like a rent-free first month, and paying commissions to residents for referrals. ALU LIKE's weekly cultural services for kupuna was promoted and a grass roots advertising campaign was conducted to promote the project on KCCN radio, *Ka Wai Ola OHA* and *Ka Nūhou* newsletters.

Waiehu Kou 3 Subdivision: Receives \$400,000 Affordable Housing Grant

Eligible families of the Department of Hawaiian Home Lands' (DHHL) Waiehu Kou 3 subdivision being developed by Dowling Company will soon be able to receive grant funds to assist with down payments and closing costs or principal reduction when purchasing their new homes. The Federal Home Loan Bank of Seattle awarded the soon-to-be developed Waiehu Kou 3 community with a \$404,955 affordable housing grant, which will provide nearly \$9,000 to 45 families who are at or below 80 percent of the median income for the county of Maui.

Maui-based Dowling Company, which also developed the Waiehu Kou 2 subdivision, said that house construction is scheduled to begin in June of this year, and first families are expected to begin moving in by October. The entire subdivision is slated for completion in April 2005.

"The Waiehu Kou 3 subdivision is an important part of our mission to put native Hawaiians on the land," said Micah Kane, chairman of the Hawaiian Homes Commission. As the sponsor for the Affordable Housing Grant, "We welcome the opportunity to partner with private developers such as Dowling Company so we may accomplish this."

The Waiehu Kou 3 subdivision will encompass a total of 115 affordable two-, three- and four-bedroom homes. Of these, 79 will be developer-built and 36 are set for owner-builder construction. The average size of each lot is 8,000 square feet with homes ranging in cost from \$99,850 to \$169,850.

Bank of America is providing house construction financing and Hawai'i Community Lending is the pro-

ject's lead lender and will provide mortgage financing for the buyers. While developing the 109 homes for the Waiehu Kou 2 project, Dowling Company secured \$500,000 in federal grants to support buyers with down payments and closing costs.

"Projects such as Waiehu Kou 3 are very important to us, and we are pleased to support DHHL in its mission of getting native Hawaiian families on the land and into homes," said Everett Dowling, president of Dowling Company. "It is gratifying for us to know that due in part to our efforts, we have contributed to the betterment of our island communities by creating opportunities for them to purchase and move into homes of their own."

Dedicated to "Building in Balance," Dowling Company firmly believes that development is not only about having a profitable project; it is about the will and commitment to see each project through from start to finish, and to ensure that all of its stakeholders will benefit. Some of the company's most noted developments include Maui's only privately developed public school, Kamali'i Elementary School; Waiehu Kou 2 Hawaiian Home Lands project; One Palauea Bay; and the Kulamalu project, which includes the Maui Campus of the Kamehameha Schools.

The Department of Hawaiian Home Lands is responsible for administering the Hawaiian home lands program as established by Prince Jonah Kūhiō Kalaniana'ole. DHHL continues to strive for Prince Kūhiō's vision of returning native Hawaiian people to the islands through the many benefits and programs it offers.

'Hydroponics'

(continued from page 3)

solution would be replenished, and the pot would be cleaned, filled with peat, and seeded.

Each table is capable of producing 48 head of lettuce. We started with a green leaf and red leaf lettuce to give some variety and color. Some farmers experimented with other varieties of lettuce, mustard cabbage and green onion.

The tomatoes were grown with a drip line feeding the hydroponics solution to the tomato seedlings growing in coir bags. The tomato plants grew well, but the fruit production was inconsistent.

Some of the farmers used their lettuce for home consumption and to give to friends and relatives. There are others who are selling their lettuce to vendors at the farmer's markets or marketing it themselves. This project exposed 10 farmers to the simplicity of the non-circulating hydroponics method. For more information, you may contact , Assistant Extension agent in Hilo at 981-5199 or email gsako@hawaii.edu.

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